



Town of Hopkinton Planning Department

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HOPKINTON PLANNING BOARD NOTICE OF DECISIONS NOVEMBER 14, 2023

Notice is hereby given that the Hopkinton Planning Board met at 5:30 PM on Tuesday, November 14, 2023, in the Hopkinton Town Hall, 330 Main Street, Hopkinton, and made the following decision(s):

GOULD HILL FARM, 656 Gould Hill Road (Tax Map 241, Lot 30), R2/R3 District: Site Plan Review to host live music as a part of the agritourism activities at Gould Hill Farm. *History: On September 12, 2023, the Planning Board accepted the application as complete and for consideration, agreed that it did not qualify as a Development of Regional Impact, and continued review of the application to seek advice from the board's attorney. Subsequently, on October 17, 2023, the application was further postponed to the November 14, 2023, meeting at the request of the Applicant.*

MOTION James Fredyma, seconded by Jane Bradstreet, to approve the application of Gould Hill Farm to hold live music as part of agritourism activities. Motion carried in the affirmative (Fredyma, Bradstreet, Kidder, Steele, Dapice, Hardenbergh, and Wilkey).

The board's decision was based on the following findings:

- Summary of Changes pursuant to HB 252 highlighting a specific provision in RSA 674:32-c, II, which empowers land use boards to grant waivers for noise and other regulations, particularly in cases where local regulations are perceived as "unreasonable in the context of an agricultural use or activity."
- According to the provision of RSA 674:32-c, II boards are obligated to grant waivers for noise and other regulations unless there is a demonstrated adverse effect on public health, safety, or the value of adjacent property.
- Gould Hill Farm's agritourism activities, specifically the musical component, will not adversely impact public health or safety.
- Testimony from an experienced realtor supported that the musical component of the agritourism activities would not diminish the value of adjacent properties. On the contrary, it was suggested that properties along Gould Hill Road, a sought-after location for homes, consistently maintain their value.

Karen Robertson
Planning Director

Subject to review and approval.